Springs at Gulf Coast

APPLICATION REQUEST FOR PLANNING AND ZONING BOARD PUBLIC INFORMATIONAL MEETING IN THE VILLAGE OF ESTERO

[LDC Section 33-54]

REQUEST IS FOR: Public Informational Meeting pursuant to LDC Section 33-54 (a) & (b)

1. Applicant/Project Name: Continental 376 Fund, LLC
2. Address: Northwest corner of Miromar Outlet Drive and the future Highland Oaks Drive
3. Strap Number: 264625E3360110000
4. Application Number:

5. Type of Application (check appropriate type(s)):

- ☐ Comprehensive Plan Amendment
- ☐ Planned Development –Amendment or Final Plan Approved
- ☐ Conventional Rezoning
- ☐ Plat
- ☐ Other _____ (Specify)
- ☐ Planned Development Zoning
- ☒ Variance
- ☐ Special Exception
- ☐ Vacation

6. Project Description (Brief description of project and need for application.)

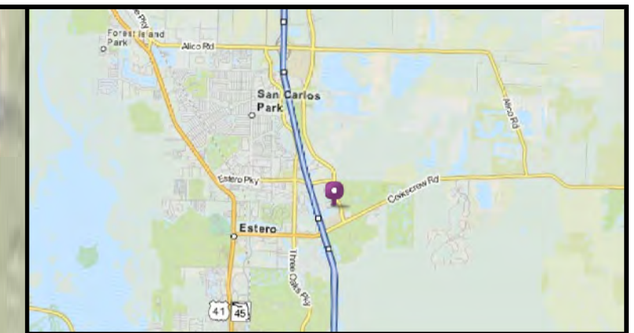
Continental 376 Fund, LLC seeks approval for a variance from Section 34-2020 of the Lee County Land Development Code to reduce unnecessary parking spaces and increase open space for a proposed upscale, Class-A 203-unit multifamily development project within the University Highlands MPD

7. Application shall be accompanied by an electronic copy of the site plans drawn to scale, illustrating a detailed overview of the project. The plans shall define what is being requested and the deviation or change from the permitted and/or existing conditions.

Signature

5-6-2016
Date

THE VILLAGE OF ESTERO
DEPARTMENT OF COMMUNITY DEVELOPMENT
9990 COCONUT ROAD
ESTERO, FLORIDA 34135
PHONE (239) 221-5036



VICINITY MAP
SCALE: NTS

SITE SUMMARY

MULTIFAMILY AREA	14.19 ACRES
R O W DEDICATION	0.00 ACRES
TOTAL ACREAGE	14.19 ACRES
TOTAL UNIT COUNT	203 UNITS
DENSITY	14.31 UNITS / AC

BUILDING INFORMATION

BUILDING TOTALS:

BUILDING CT / TYPE	UNITS	GARAGES
B20 - 2 BUILDINGS (20 DU/BLDG)	40	16
G24 - 1 BUILDING (24 DU/BLDG)	24	0
G28 - 5 BUILDINGS (28 DU/BLDG)	139	0
TOTAL:	203	16

GENERAL UNIT MIX:

STUDIO	68	33%
1BR	64	32%
2BR	56	28%
3BR	15	7%
	203	100%

PARKING INFORMATION

GARAGE TOTALS:

NUMBER OF ATTACHED	16 GARAGES
% ATTACHED GARAGES	7.9 %
NUMBER OF STAND ALONE	37 GARAGES
TOTAL GARAGES	53 GARAGES
OVERALL GARAGES per UNIT	0.26
PARKING REQUIRED PER CODE	356 SPACES
SURFACE PARKING AMOUNT:	303 SPACES
TOTAL PROVIDED PARKING:	356 SPACES (11 ADA)
UNIT PARKING RATIO	1.75
COVERED PARKING RATIO	0.15
CLUBHOUSE PARKING	17 SPACES* (2 ADA)

*NOT INCLUDED IN PARKING CALCS

DESIGN CRITERIA / SITE INFORMATION:

PARKING STALLS:	Perp - 9' X 18'
ADA STALLS	9' X 18' (9' ACCESS AISLE)
DRIVES:	
BUILDING HEIGHT:	2 STORY
BUILDING SETBACKS:	SOUTH 25' WEST 25' NORTH 25' EAST 25'

LEGEND

12G 12-BAY DETACHED GARAGE

0 75 150 300

CONTINENTAL xxx FUND LLC
An affiliate of
CONTINENTAL PROPERTIES
W134 N8675 Executive Parkway
Menomonee Falls, WI 53052
Phone: 262-502-5500 Fax: 262-502-5522
Email: cad_dwg@cproperties.com

DRAWN BY: SRG
STATE: FL
INITIAL DATE DRAWN: 5/6/2016

REVISIONS

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE

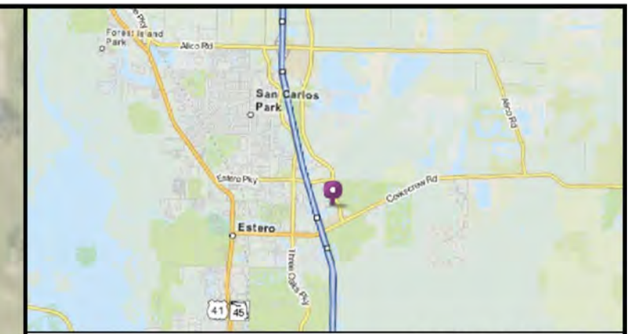
CITY: ESTERO
STREET: MIROMAR OUTLET DRIVE & BEN GRIFFIN PARKWAY NWC

NORTH
SHEET: PD-3
REV: 01C

Friday, May 06, 2016 1:58:06 PM

Monday, May 09, 2016 4:38:13 PM

TOTAL UNITS:	203
TOTAL PARKING SPACES:	447
PARKING RATIO:	2.20 spaces / du
IMPERVIOUS SURFACES:	51.5%
PERVIOUS SURFACES:	48.5%



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% ATTACHED GARAGES	7.9 %
NUMBER OF STAND ALONE	37 GARAGES
TOTAL GARAGES	53 GARAGES
OVERALL GARAGES per UNIT	0.26
PARKING REQUIRED PER CODE	447 SPACES
SURFACE PARKING AMOUNT:	394 SPACES
TOTAL PROVIDED PARKING:	447 SPACES (11 ADA)
UNIT PARKING RATIO	2.20
COVERED PARKING RATIO	0.12
CLUBHOUSE PARKING	17 SPACES*
*NOT INCLUDED IN PARKING CALCS	(2 ADA)

DESIGN CRITERIA / SITE INFORMATION:	
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0 75 150 300

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